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Agenda No. 9  
7/22/03

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

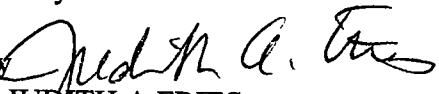
Dear Supervisors:

**CONDITIONAL USE PERMIT NUMBER 02-120-(2)  
AND PARKING PERMIT NUMBER 02-120-(2)  
SECOND SUPERVISORIAL DISTRICT / THREE-VOTE MATTER**


Your Board previously conducted a hearing regarding the above-referenced permits which authorize the prior conversion of a 109-unit hotel to an apartment house with less-than-required parking and landscaping and with compact parking spaces, uncovered parking spaces, and other modified parking requirements in the Gardena Valley Zoned District. At the conclusion of the hearing, you indicated an intent to approve the permits and instructed us to prepare the appropriate findings and conditions for approval. Enclosed are proposed findings and conditions for your consideration.

Very truly yours,

LLOYD W. PELLMAN  
County Counsel

By   
JUDITH A. FRIES  
Principal Deputy County Counsel  
Public Works Division

APPROVED AND RELEASED:

  
LLOYD W. PELLMAN  
County Counsel

JAF:cnz  
Enclosure

**FINDINGS OF THE BOARD OF SUPERVISORS  
AND ORDER  
CONDITIONAL USE PERMIT NO. 02-120-(2)  
AND PARKING PERMIT NO. 02-120-(2)**

1. The applicant is requesting a conditional use permit to authorize the previous conversion of a 109-unit hotel to an apartment house with less than required landscaping. The applicant is also requesting a parking permit to authorize a 57 percent reduction in required parking, 32 compact parking spaces, additional uncovered spaces, and a modification of the parking development standards to allow a reduction in the required aisle width and required parking lot landscaping, and three parking spaces which require backing onto Crenshaw Boulevard.
2. The subject property is located at 15001 Crenshaw Boulevard, Gardena, in the Gardena Valley Zoned District.
3. Zoning on the site is C-3 (Unlimited Commercial). Pursuant to Section 22.28.210 of the Los Angeles County Code, an apartment house is permitted in the C-3 zone, provided a conditional use permit is first obtained.
4. The surrounding properties are zoned as follows:
  - North: C-3
  - South: C-3, C-1 (Restricted Business)
  - East: City of Gardena zoning
  - West: R-3 (Limited Multiple Residence)
5. The 1.26-acre subject property is currently developed with a hotel building that is being used as an apartment house.
6. Surrounding land uses consist of the following:
  - North: Commercial uses, motel
  - South: Commercial uses, gas station, medical office
  - East: Commercial uses, single-family residences
  - West: Multi-family residences
7. The existing building on the site was approved in 1962 under an approved Plot Plan Review and was constructed as a hotel. The hotel met all development standards in effect at the time of its establishment. Since its original construction, the use of the building has changed from a hotel to an apartment house, with the majority of the units rented on a monthly basis. The hotel contains 24

one-bedroom units (including one for the resident manager), 45 efficiency units and 40 bachelor units.

8. The use of the hotel as an apartment building without a conditional use permit was the subject of a zoning enforcement action, Enforcement Case EF950592. The Planning Director waived the provisions of Section 22.04.110 of the Los Angeles County Code to allow the apartment house to remain in operation pending the County's action on this request for a conditional use permit and parking permit.
9. The subject property is depicted within the Major Commercial land use classification on the land use policy map in the Countywide General Plan. This classification allows regional commercial centers and central business districts as well as a range of mixed commercial and service activities. Residential uses are permitted in commercially designated areas under certain circumstances and with proper public input. The project is consistent with applicable general plan policies as follows:

#### Land Use Element

1. "Concentrate well-designed high density housing in and adjacent to centers to provide convenient access to jobs and services without sacrificing livability or environmental quality." The proposed project will provide high-density housing with convenient access to jobs and services.

#### Housing Element

- 4.2 "Support the development of affordable housing near employment opportunities and/or within a reasonable distance of public mass transit." The proposed low-income apartment building is near employment opportunities, four bus lines (2 north-south lines on Crenshaw Boulevard, one east-west line on Rosecrans Avenue and one east-west line on Marine Avenue) and is approximately 2 miles south of the Crenshaw Green Line Station.
10. The site plan depicts the existing building covering the majority of the site with an open courtyard and pool in the center. Seventy parking spaces with 10-foot wide drive aisles are depicted on the south and west sides of the building. Three parking spaces and a small landscaped area are depicted on the east side of the building along the Crenshaw Boulevard frontage. Access to the subject property is depicted from Crenshaw Boulevard to the east.

11. Pursuant to Section 22.28.220.A of the Los Angeles County Code, buildings in the C-3 zone shall occupy no more than 90 percent of the net area of the subject property. A minimum of 10 percent of the net area shall be landscaped with a lawn, shrubbery, flowers and/or trees, which shall be continuously maintained in good condition. Incidental walkways, if needed, may be developed in the landscaped area. The subject property complies with the 90 percent lot coverage restriction but does not comply with the minimum 10 percent landscaping requirement. The property is 54,986 square feet in size and the existing building is 33,183 square feet in size, covering 60 percent of the property. A 1,104-square foot landscaping strip, representing 2 percent of the property, is provided along Crenshaw Boulevard. In addition, the apartment building contains hallways that are open to the sky with numerous small landscaped areas. The building was constructed prior to the establishment of the current landscaping requirement and there are no suitable areas onsite for additional landscaping. The Board of Supervisors ("Board") recognizes the site restrictions and grants the applicant's request to modify the landscaping requirement from 10 percent of the net area of the site to the amount of landscaping in the area between the apartment building and Crenshaw Boulevard, as depicted on the approved landscaping plan, and all landscaping currently provided on the remainder of the site.
12. There is no outdoor storage or outdoor display proposed and neither activity shall be permitted.
13. The project complies with the applicable height limit in that the height of all buildings on the subject property does not exceed 13 times the buildable area of the property.
14. The project does not comply with the parking requirements for residential uses as set forth in Sections 22.28.220.B, 22.52.1060 and 22.52.1180 of the Los Angeles County Code. The apartment building contains 24 one-bedroom units, 45 efficiency units and 40 bachelor units. The parking requirement for apartment houses is one standard size covered space per bachelor unit, one and one-half standard size covered spaces per efficiency or one-bedroom unit, and one standard size guest parking space, which may be uncovered, for every four units, for a total requirement of 171 standard parking spaces (144 covered, 27 uncovered guest spaces). In addition, the parking lot must be designed so as to preclude the backing of vehicles over a sidewalk or public street. The property currently has 19 covered standard spaces, 22 uncovered standard spaces and 32 uncovered compact spaces. Three of the uncovered standard size spaces are provided along Crenshaw Boulevard requiring backing movements onto Crenshaw Boulevard. In addition, the project does not meet the landscaping requirement for parking lots

containing more than 20 spaces, which requires that 2 percent of the parking lot area be landscaped, nor does it meet the 26-foot minimum aisle width requirement.

15. The applicant has requested a parking permit to authorize: (1) a 57 percent reduction in the number of required parking spaces, which includes no guest spaces, (2) 46 percent of the parking spaces to be compact spaces, (3) 45 additional spaces to be uncovered rather than covered, and (4) modifications to the parking development standards to reduce the required aisle width, waive the landscaping requirement, and allow three parking spaces which require backing onto Crenshaw Boulevard.
  - a. The Board denies the request to allow parking spaces that back onto Crenshaw Boulevard. The three existing spaces requiring backing movements onto Crenshaw Boulevard must either be redesigned to conform to the parking requirements or be removed.
  - b. The Board grants the requested reduction in parking from the required 171 spaces to 73 spaces and authorizes a further reduction of up to three spaces for those spaces on Crenshaw Boulevard that must be removed. In light of the restrictions of the site, as authorized by Section 22.56.1110 of the Los Angeles County Code, the Board waives the condition that required parking spaces be reduced to not less than 50 percent of the parking requirement. The applicant will be required to initiate the following programs to ensure that there is a reduced demand for parking:
    - i. Residents not owning cars will be offered a discounted rent of 5 percent below the established rent,
    - ii. The apartments will be required to be maintained as low- to moderate-income housing, and
    - iii. For at least three years, the applicant will be required to hold regular meetings with local business owners to discuss the parking situation in the community and the possibility of leasing a local property for purposes of providing additional parking for local businesses.
  - c. Because the parking standards in effect at the time of establishment of the hotel on the property allowed aisle widths to be 10 feet, and compliance with the current 26-foot aisle width requirement would require elimination of many of the existing parking spaces, the Board grants the applicant's request to maintain the existing 10-foot wide drive aisles.

- d. The Board grants the applicant's request to provide 32 compact parking spaces, which represents 46 percent of the required parking. The applicant proposes to establish a management program to assure an efficient distribution of all parking spaces; therefore, there will be no conflicts arising from the use of compact spaces. To avoid a further reduction in the number of parking spaces that could be provided on the site without utilizing these compact spaces due to the restrictions of the site, as authorized by Section 22.56.1110 of the Los Angeles County Code, the Board waives the condition that no more than 40 percent of the required parking spaces shall be for compact automobiles.
  - e. The Board grants the applicant's request to provide 24 more uncovered parking spaces than the 27 uncovered spaces authorized, as the existing 51 uncovered spaces will be appropriately screened and are compatible with the surrounding area. The apartments will be required to be maintained as low- to moderate-income housing in compliance with Section 22.56.1110 of the Los Angeles County Code.
  - f. The Board grants the applicant's request to waive the requirement that at least 2 percent of the parking lot area be landscaped.
- 16. An Initial Study was prepared for this project and circulated for public review in compliance with the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study showed that there is no substantial evidence that the project may have a significant effect on the environment. Based on the Initial Study, a Negative Declaration has been prepared for the project.
  - 17. The Board finds that the project is *de minimus* in its effect on fish and wildlife resources. Therefore, the project is exempt from California Department of Fish and Game fees pursuant to section 711.4 of the California Fish and Game Code.
  - 18. A petition signed by 16 local business owners was submitted to the Regional Planning Commission in support of this request. In addition, two apartment building residents and one local business owner testified in support of the project at the public hearing before the Regional Planning Commission. Their testimony indicated that the hotel building has been maintained as an apartment house for at least 16 years and that there have been no parking problems associated with the existing use.

19. Testimony in opposition to the parking permit was presented at the public hearing before the Regional Planning Commission in addition to a petition signed by 15 local business owners in opposition to the parking permit. The testimony indicated that approval of the hotel for use as an apartment house without proper parking would exacerbate an existing neighborhood parking problem.
20. Forty units do not have kitchens and therefore do not meet the dwelling unit requirements for apartment units, as set forth in Section 22.08.040 of the Los Angeles County Code. At the public hearing before the Regional Planning Commission, the applicant testified that it would be a financial hardship to install kitchen facilities in all 40 units during the time period recommended by the Planning Director and requested permission to phase in installation of kitchen facilities in these units over a period of five years.
21. After considering the evidence presented, the Regional Planning Commission approved the conditional use permit with the requirement that the kitchen installations be completed within three years.
22. A public hearing regarding the proposed conditional use permit and parking permit was held before the Board of Supervisors on July 22, 2003. The Board received oral and written testimony in support of and in opposition to the proposed project.
23. The evidence presented substantiates that the building has been operated as an apartment building since prior to the adoption of the library mitigation fee ordinance contained in Chapter 22.62 of the Los Angeles County Code. Therefore, the requirements of the ordinance are not applicable to this project.
24. There is a critical need for affordable housing in Los Angeles County. The project is needed to maintain existing affordable housing for low- to moderate-income residents of the area. The apartment house was constructed in 1962 and has been maintained as low- to moderate-income housing for many years.
25. The existing apartment house has been part of the community for many years. Consequently, the project will not disrupt sound residential neighborhoods or adversely affect the character of the established community, nor will it create an undue demand on public services.
26. The evidence presented indicates that previously granted parking variances for nearby commercial developments and legal nonconforming commercial uses have contributed to the parking problem in the area. Many of these businesses have become successful and are drawing more customers, thereby further exacerbating the parking problem.

27. To promote good neighborhood relations, the conditions of approval will require that the applicant use its best efforts to ensure that residents of the apartment house use the on-site parking lot to limit resident parking along Crenshaw Boulevard, and to ensure that residents of the apartment house and their visitors do not park in front of the movie theater located across the street during the theater's business hours until ten o'clock in the evening.
28. The existing shortage of parking in the vicinity is an existing community-wide problem that is not caused solely by this project. The conditions imposed represent the applicant's fair share of the community's responsibility for the parking shortage.

**BASED ON THE FOREGOING, THE BOARD OF SUPERVISORS CONCLUDES:**

**REGARDING THE CONDITIONAL USE PERMIT:**

- A. That the proposed use is consistent with the adopted general plan for the area;
- B. That the requested use at the proposed location will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare;
- C. That the proposed site is adequate in size and shape to accommodate the development features prescribed in Title 22 of the Los Angeles County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required;

**REGARDING THE PARKING PERMIT:**

- A. That there will be no need for the number of parking spaces required by Part 11 of Chapter 22.52 of the Los Angeles County Code because a viable transportation program has been established for the tenants of the apartment



building to use transportation modes other than the single-occupant automobile and the site is in close proximity to regional transit facilities;

- B. That there will be no conflicts arising from special parking arrangements allowing compact spaces for a portion of the required parking for apartment houses because a management program will be established to assure an efficient distribution of all parking spaces;
- C. That uncovered parking spaces for the low- and moderate-income dwelling units will be appropriately screened and will be compatible with the surrounding neighborhood;
- D. That the requested parking permit at the location proposed will not result in traffic congestion, excessive off-site parking, or unauthorized use of parking facilities developed to serve surrounding property; and
- E. That the proposed site is adequate in size and shape to accommodate the development features prescribed in Title 22 of the Los Angeles County Code.

**THEREFORE, THE BOARD OF SUPERVISORS:**

- 1. After consideration of the Negative Declaration together with any comments received during the public review process, finds on the basis of the whole record before the Board that there is no substantial evidence the project will have a significant effect on the environment, finds that the Negative Declaration reflects the independent judgment and analysis of the Board, and adopts the Negative Declaration.
- 2. Approves Conditional Use Permit Case No. 02-120-(2) and Parking Permit Case No. 02-120-(2), subject to the attached conditions.

**CONDITIONS FOR APPROVAL  
CONDITIONAL USE PERMIT NO. 02-120-(2)  
AND PARKING PERMIT NO. 02-120-(2)**

1. This grant authorizes the use of the subject property for 108 low- to moderate-income apartments and one manager's unit, with reduced parking and landscaping, 32 compact parking spaces and other modifications to the parking requirements, as depicted on the approved Exhibit "A," subject to all of the following conditions of approval.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective for any purpose until the permittee and the owner of the subject property, if other than the permittee, have filed at the office of the Department of Regional Planning ("Department") their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant and that the conditions of the grant have been recorded as required by Condition No. 9, and until all required monies have been paid pursuant to Condition Nos. 10 and 11.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or other applicable limitation period. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department an initial deposit of \$5,000 from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the Department's cooperation in the defense, including, but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
  - a. If, during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and

- b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Section 2.170.010 of the Los Angeles County Code.

- 6. This grant shall expire unless used within 6 months from the date of approval. A one-month time extension may be requested, in writing, with payment of the applicable fee, at least one month before the expiration date. Compliance with Condition Nos. 3, 19, 20, 25, 29, and 41 shall constitute use of the grant.
- 7. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
- 8. This parking permit shall terminate and cease to be in effect at the same time the principal use for which the permit is granted terminates. In addition, if the permittee is unable to comply with the provisions of the parking permit, the use for which the parking permit has been granted shall be terminated, reduced, or removed unless some other alternative method to provide the required parking is approved by the Planning Director.
- 9. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee, as applicable, of the subject property.
- 10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles the sum of \$1,500. These monies shall be placed in a performance fund which shall be used exclusively to compensate the Department for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval, including adherence to development in accordance with the approved site plan on file. The fund provides for 10 annual inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially responsible for and shall reimburse the Department for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be the amount equal to the recovery cost at the time of payment. The current recovery cost is \$150.00 per inspection.

11. Within five days of the approval date of this grant, the permittee shall remit a \$25.00 processing fee payable to the County of Los Angeles in connection with the filling and posting of a Notice of Determination in compliance with section 21152 of the Public Resources Code.
12. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance.
13. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided to the satisfaction of and within the time periods established by said department.
14. All requirements of Title 22 of the Los Angeles County Code and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
15. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works.
16. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

17. In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
18. The subject facility shall be developed, operated and maintained in compliance with requirements of Los Angeles County Department of Health Services. Adequate water and sewage disposal facilities shall be provided to the satisfaction of said department.
19. Within 60 days of the approval date of this grant, the permittee shall submit to the Planning Director for review and approval three copies of a revised Exhibit "A," similar to that presented at the public hearing, that depicts all required project changes, including modification or removal of the parking spaces along Crenshaw Boulevard as required in Condition No. 30, and that depicts, in addition to any spaces along Crenshaw Boulevard, provision of at least 70 parking spaces including a maximum of 32 compact spaces and a minimum of 19 covered spaces. The subject property shall be developed and maintained in substantial compliance with the approved Exhibit "A." In the event that revised plans are submitted, the permittee shall submit three copies of the proposed plans to the Planning Director for approval. All revised plans must be accompanied by the written authorization of the property owner.
20. Within 60 days of the approval date of this grant, the permittee shall submit a landscaping plan for review and approval by the Planning Director. The landscaping plan shall depict as landscaped all areas not used for parking between the apartment building and Crenshaw Boulevard, as well as all currently landscaped areas on the remainder of the site.
21. For the life of this grant, the permittee shall maintain all areas of the subject property in a neat and orderly fashion and free of litter. The permittee shall maintain all landscaping in a neat, clean and healthful condition, including proper pruning, weeding, litter removal, fertilizing, and replacement of plants or vines when necessary.
22. Fences and walls on the property shall be maintained in good condition.
23. Outside display and/or storage of material or inoperable vehicles on the property is prohibited. All required parking spaces shall be continuously available for vehicular parking only and shall not be used for storage, vehicle repair, or any other unauthorized uses.

24. Vending machines and public telephones shall be screened so as not to be visible from off-site.
25. Uncovered parking spaces are permitted only for units actually designated for low or moderate-income housing. Within 60 days of the approval date of this grant, the permittee shall submit for review and approval by County Counsel a deed restriction, covenant or similar document running with the land for the benefit of the County of Los Angeles, suitable for recordation in the office of the County Recorder, providing that the occupancy of a minimum of 20 percent of the apartment units shall be restricted to low income residents, as defined in Section 22.08.090 of the Los Angeles County Code, and that the remaining units, with the exception of a manager's unit, shall be restricted to low or moderate income residents, as defined in Section 22.08.090 of the Los Angeles County Code, for a period of 25 years. The approved document shall be recorded prior to use of this grant.
26. The permittee shall use its best efforts to ensure that residents of the apartment house use the on-site parking lot, to limit resident parking along Crenshaw Boulevard, and to ensure that residents of the apartment house and their visitors do not park in front of the movie theater located across the street during the theater's business hours until ten o'clock in the evening. The permittee shall maintain a record of cars authorized to park in the parking lot.
27. Within 90 days of the approval date of this grant, the permittee shall conduct a neighborhood meeting to present to owners of businesses along Crenshaw Boulevard between Marine Avenue and 148th Street its plans to ensure that the residents of the subject apartment building use the parking lot on the subject property. The permittee shall provide minutes of this meeting to the Planning Director.
28. The permittee shall contact on a quarterly basis, and for a minimum period of three years, all businesses located along Crenshaw Boulevard between Marine Avenue and 148th Street to discuss any concerns arising from the operation of the subject facility and to discuss the possibility of collectively leasing a local property for purposes of providing additional parking for local residents and business patrons. The permittee shall submit annual status reports that summarize the issues raised and actions taken to the Planning Director regarding these efforts over this three-year period

29. The permittee shall offer a five percent discount in the rental rate to those residents not owning cars. The permittee may reserve the right to deny the discounted rate if records indicate that a vehicle is registered to a potential tenant. Within 60 days of the approval date of this grant, the permittee shall submit for review and approval by County Counsel, language to be included in the apartments' lease agreements providing for the discounted rate.
30. The three existing parking spaces located in front of the apartment house shall be redesigned to the satisfaction of the Planning Director so that cars are not required to drive in reverse onto Crenshaw Boulevard. If the Planning Director determines that any of the three spaces cannot be so redesigned, that parking space shall be converted into a landscaped area.
31. Within three years of the approval date of this grant, the permittee shall install kitchen facilities, in accordance with the definition of a dwelling unit in Section 22.08.040 of the Los Angeles County Code, in each of the 40 units that are without kitchens. The kitchens shall include plumbing connections to appropriate water and sanitation facilities. If kitchens are not installed within three years of the approval date of this grant, these units shall be operated as hotel units subject to the following conditions:
  - a. The units shall not be rented to the same party for a period longer than 30 days;
  - b. The units shall not be rented to more than the number of persons designated by the facility management based upon the type and number of beds in each room and the number of occupants indicated on the registry card;
  - c. Rooms shall not be rented for a lesser period than the equivalent of one night's stay and rent for each room shall not be collected more frequently than once daily. Subletting of rooms is prohibited; and
  - d. At the time of room registration, guests shall be required to present a driver's license or photo identification in accordance with posted rules and regulations governing operation of the facility.
32. The on-site manager shall have duplicate room keys available at all times for emergency service personnel.
33. A copy of these conditions shall be kept in the office and shall be made available to all enforcement personnel upon demand.

34. The consumption of alcoholic beverages in public areas of the facility is prohibited.
35. The use of amplified sound equipment audible outside the building is prohibited.
36. The resident manager shall be available 24 hours a day, 7 days a week to respond to any problems on the site.
37. The permittee shall post a current telephone number for the resident manager or other responsible person on a sign at the front office so that neighbors, residents or other interested persons may inform the manager or other responsible person of any complaints or if any activities of this facility are a disturbance to them. The sign shall also contain contact information for the Department's Zoning Enforcement section.
38. Repair of vehicles is prohibited on the site.
39. Trash disposal containers shall not be visible from the front or side facing Crenshaw Boulevard.
40. The permittee shall comply with the following conditions recommended by the Los Angeles County Department of Public Works:
  - a. Dedicate the right to restrict vehicular access on Crenshaw Boulevard; and
  - b. Close any unused driveway with standard curb, gutter, and sidewalk fronting the property on Crenshaw Boulevard.
41. Within 60 days of the approval date of this grant, a program to manage the distribution of parking spaces shall be approved by the Planning Director and operated by the apartment management.